



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 26, 2004

ITEM NUMBER

SUBJECT: MINOR DESIGN REVIEW ZA-03-107
420 WEST 19TH STREET, COSTA MESA

DATE: JANUARY 15, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

The applicant requests a minor conditional use permit for a wireless antenna facility with antennas on the bell tower and support equipment within an adjacent building on the First United Methodist Church property.

APPLICANT

The applicant is Jack Baringer, representing Reverend Michael Bankhead of First United Methodist Church.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

WENDY SHIH
Associate Planner

PERRY VALANTINE
Asst. Development Services Director

BACKGROUND

On June 18, 2002, Development Review DR-02-06 was approved to allow antennas to be installed within the walls of the church's 75 ft. high bell tower. Portions of the wall were to be replaced by fiberglass screening materials that are textured and painted to match the structure. The appearance of the bell tower would not be affected. The antenna support equipment would be located inside an adjacent building on the same property. On July 8, 2003, an extension of time for this project was granted since building permits were not obtained prior to the one-year time limit.

The applicant is now requesting a minor conditional use permit for the installation of antennas at this site because they are proposed on the *exterior* of the bell tower with fiberglass screening around them. A minor conditional use permit is required since the antennas are not screened by the existing structure and exceed the 30 ft. height limit.

The Zoning Administrator reviewed the proposed project and is forwarding the application to the Planning Commission for decision (as provided for in Costa Mesa Municipal Code Section 13-11 (b)) due to concerns regarding possible visual impacts since the proposed construction would alter the appearance of a structure that is of historical significance.

According to the 2000 General Plan, it is the City's goal to "provide its citizens with a high quality environment through the protection and conservation of historic and cultural resources". It is the City's objective to "promote the preservation of significant historical resources" (HCR-1A.5). A Historic Preservation ordinance (Article 14) was also adopted in the Zoning Code for the identification and protection of buildings having special historical value. It provides procedures for recognition of historical resources on the Local Register and process for alteration of such resources within the City. The application for placement on the Local Register would include written consent of the property owner, and once listed, alterations would be subject to review criteria and findings. The subject site is not subject to this ordinance because it is not listed on the Local Register. However, if it were, alterations to the building would be required to be done in such a manner that if they were to be removed in the future, the essential form and integrity of the historic building would be unimpaired (Sec. 13-200.54 (3)(i)). Also, a finding would have to be made that the proposed change does not destroy or adversely affect an important architectural feature (Sec. 13-200.54 (4)(d)).

DISCUSSION

The site contains Spanish Colonial Revival architecture and, according to the California Office of Historic Preservation (OHP), appears eligible for National Register listing. The original proposal (DR-02-06) was approved by staff based on the fact that physical appearance of the structures would not be affected and that all antennas and related equipment would not be visible from on- or off-site. However, a letter was sent from the State Historic Preservation Officer (SHPO), representing

OHP's opposition to the applicant's proposal to remove approximately 60 sq. ft. of "historic fabric" from the bell tower and replace it with fiberglass screening. It has been determined that the originally-approved project would "alter an important character-defining feature of the property by diminishing the integrity of the property's materials and workmanship". SHPO's position regarding the placement of antennas is a recommendation only. Since the building is not currently listed on the State or National Register, they do not have regulatory authority over it.

In response to SHPO's concerns, the applicant has since redesigned the project for the antennas to be mounted on the exterior of the bell tower with fiberglass screening so as to protect the "historic fabric" of the bell tower. The applicant worked closely with OHP in redesigning the project and has obtained verbal support of the revised mounting design. The antennas and fiberglass screening will add approximately 1.5 ft. thickness to the columns at the top of the bell tower. Staff is concerned because it would alter the physical appearance of a historic building. Staff has worked with the applicant in considering other locations within the vicinity for the antenna facility. However, the applicant has elected to locate the antennas on the 75 ft. high bell tower because it provides the necessary height for transmission coverage. He feels that the proposed mounting design would not appear obtrusive since the fiberglass screening will be painted and textured to match the bell tower.

ALTERNATIVES

If Minor Conditional Use Permit ZA-03-107 were approved, the antennas could be mounted on the bell tower as shown on the plans.

If the project were denied, the antennas would not be allowed to locate on the property. Or they could be installed as approved under DR-02-06.

CONCLUSION

The applicant is proposing a wireless antenna facility with antennas *on* the bell tower rather than embedded *in* the bell tower because the SHPO is opposed to substantial structural alterations to a building that is eligible for the National Register. Although mounting the antennas on the bell tower at approximately 65 ft. high would not necessarily appear obtrusive from off-site, it would still change the physical appearance of a building that has historical value. On the other hand, if the antennas, as proposed, were to be removed in the future, the essential form and integrity of the historic building would be unimpaired the proposed construction would not destroy or adversely affect an important architectural feature.

Attachments: Draft Planning Commission Resolution
Exhibit "A" - Draft Findings
Exhibit "B" - Conditions of Approval
Applicant's Project Description and Justification
Plans
Letter from SHPO dated January 29, 2003
Development Review approval letters

Distribution: Deputy City Manager - Dev. Svs. Director
Assistant City Attorney
Assistant City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Jack Baringer
7001 Village Dr., Ste. 150
Buena Park, CA 90621

Reverend Michael Bankhead
First United Methodist Church
420 W. 19th St.
Costa Mesa, CA 92627

David Gardner
Costa Mesa Historical Society
P.O. Box 1764
Costa Mesa, CA 92628

RESOLUTION NO. PC-04-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING MINOR CONDITIONAL USE PERMIT ZA-03-107

WHEREAS, an application was filed by Jack Baringer, authorized agent for First United Methodist Church, property owner of real property located at 420 W. 19th Street, requesting approval of a minor conditional use permit for a wireless antenna facility with antennas on an existing bell tower and support equipment within an adjacent building, within the C2 (General Commercial) zoning district; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in exhibit "A", and subject to the conditions contained in exhibit "B", the Planning Commission hereby **APPROVES** minor conditional use permit ZA-03-107 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for minor conditional use permit ZA-03-107 and upon applicant's compliance with each and all of the conditions contained in exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 26th day of January, 2004.

Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 26, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

1. The information presented substantially complies with Section 13-29(e), 13-29(g)(2) and 13-144(b) of the Costa Mesa Municipal Code in that:
 - a. The proposed development and use is compatible and harmonious with uses and architecture on-site as well as those on the surrounding properties.
 - b. The project is consistent with the General Plan.
 - c. The planning application is for a project-specific case and does not establish a precedent for future development.
 - d. The proposed project is substantially compatible with development in the same general area, and would not be materially detrimental to other properties within the area.
 - e. Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to properties or improvements within the immediate vicinity in that the environmental radio frequency radiation generated by the antenna does not exceed ANSI/IEEE standards; the site will transmit and receive calls by way of non-ionizing radio waves which are not harmful to people or the environment.
 - f. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation for the property.
 - g. Strict conformance with the 30' height limit will unreasonably limit, or prevent, reception or transmission of signals. The deviation from the height restriction represents the minimum adjustment necessary to prevent unreasonable limitations on the reception or transmission of signals.
2. The proposed construction will not destroy or adversely affect an important architectural feature because substantial amount of building material will not be removed for the installation of antennas.
3. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
4. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng 1. The two (2) new condensing units shall not project above the top of the roof in any direction. Plans submitted for plan check shall show how they will be screened.
2. The meter base and emergency generator lug box shall be screened within one box, painted and textured to match the existing building.
3. The coaxial pull box shall be painted and textured to match the existing structure.
4. Additional landscaping/bushes shall be planted as necessary to screen all proposed boxes on the building exterior. This condition shall be completed under the direction of the Planning Division.
5. Any future additions or modifications to the equipment or antennas shall be done with the approval of Planning Staff and may require filing and approval of a Minor Conditional Use Permit.
6. Working drawings shall clearly delineate any wiring and indicate how it is to be screened. The plans shall also delineate the method of attachment of the antennas to the wall.
7. The minor conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The minor conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the Conditions of Approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.
8. This facility shall be operated at all times in compliance with applicable federal, state and local laws pertaining to radio wave emissions.
9. The conditions of approval and code requirements of zoning application ZA-03-707 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
10. The applicant recognizes that the frequencies used by the cellular facility located at the subject property are extremely close to the frequencies used by the City of Costa Mesa for Public Safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public Safety Communications Officials, International, Inc. (APCO), and as endorsed by the federal Communication Commission (FCC). Prior to the issuance of any permits to install the facility, applicant shall meet in good faith to coordinate the use of frequencies and equipment with the Communications Division of the Orange County Sheriff-Coroner Department to minimize, to the greatest extent possible, any interference with the Public Safety 800

MHz Countywide Coordinated Communications System (CCCS). Similar consideration shall be given to any other existing or proposed wireless communications facility that may be located on the subject property.

11. At all times, the applicant shall not prevent City of Costa Mesa from having adequate spectrum capacity on City's 800 MHz radio frequency.
12. Before activating its facility, the applicant shall submit to a post-installation test to confirm that "advanced planning and frequency coordination" of the facility does not interfere with the City of Costa Mesa Public Safety radio equipment. This test shall be conducted by the Communications Division of the Orange County Sheriff's Department or a Division-approved contractor at the expense of the applicant. This post-installation test process shall be repeated for every proposed frequency addition and/or change to confirm the intent of the "frequency planning" process has been met.
13. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
14. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to City's designated representative upon activation of the facility.
15. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit and shall be responsible for the failure of any lessee or other users under the control of applicant to comply.
16. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
- Eng. 17. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: **BA 03-107** Environmental Determination:
Address: **420 WEST 19TH STREET**
COSTA MESA, CA 92627 APN# 419-205-05

1. Fully describe your request: **THE INSTALLATION OF AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY WITH SIX ANTENNAS MOUNTED ON AN EXISTING BELLTOWER AND SCREENED. THE EQUIPMENT WILL BE LOCATED WITHIN THE BUILDING.**

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area. **SEE ATTACHED SUPPLEMENTAL FINDINGS.**
- B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code. **N/A**


3. This project is: (check where appropriate)

☐ In a flood zone. ☐ In the Redevelopment Area.
☐ Subject to future street widening. ☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.
☐ Is included in the publication indicated above.

Signature



Date

11/29/03

**Supplemental Information / Findings
Proposed Wireless Telecommunication Facility**



420 West 19th Street
Costa Mesa, CA 92627
APN # 419-205-05

Additional Information / Findings:

- a. **Why does applicant believe the location of the project will be desirable to the public convenience and welfare.**

AT&T Wireless is a public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Wireless communication is a vital element of the communications network for both emergency services and public convenience and AT&T Wireless Services has launched a network of antenna facilities in the City of Costa Mesa area. Wireless technology has stringent location and elevation requirements, and the proposed facility, called a wireless facility, is needed to provide viable communication services and coverage to existing and future AT&T customers.

The location of Six (6), 4" x 12"x 52" antenna panels located behind stealth/screen panels on the bell tower of the church together with the unmanned radio transmission equipment to be located within the building is a logical and appropriate supplemental use of existing space. Placement of the antennas and operation of the facility can be maintained without disrupting or changing the operation and character of the principal permitted use of the property. More importantly, the proposed transmission equipment generates no odor, hazardous substances or waste and will not in any way disrupt the operation of television sets or cordless telephones in the adjoining neighborhood.

- b. **Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.**

The antenna panels will be screened and located within the screen panels making them unobtrusive to the surrounding community. This design was selected to provide the necessary radio transmission coverage with a mounting design that blends with the new stealth tower structure. Furthermore, the radio equipment will be screened and situated on a portion of the property (inside the building) that is located furthest from any more sensitive land uses.

- c. **Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.**

The community is said to be enhanced when the zoning code provides opportunity for the establishment of new technologies and uses. Wireless telecommunications is one such technology. The conditional use permit process is an implementing aspect of the general plan through the zone ordinance. Through this process the design and arrangement of antennae are evaluated and conditioned to be built in a manner that strives to maintain compatibility amongst the surrounding uses.

The proposed antenna panels consist of an array comprising three (3) sets of two (2) vertically mounted 4" x 12" x 52" antenna panels called sectors. The antenna panel mounting brackets will be attached to the side of the existing bell tower and will be screened by the stealth panels making the installation unobtrusive to the neighboring community. The attached plans show the height above the finish grade. Mounting the panels this way is intended to minimize the visual impact and maximize the radio signal coverage.

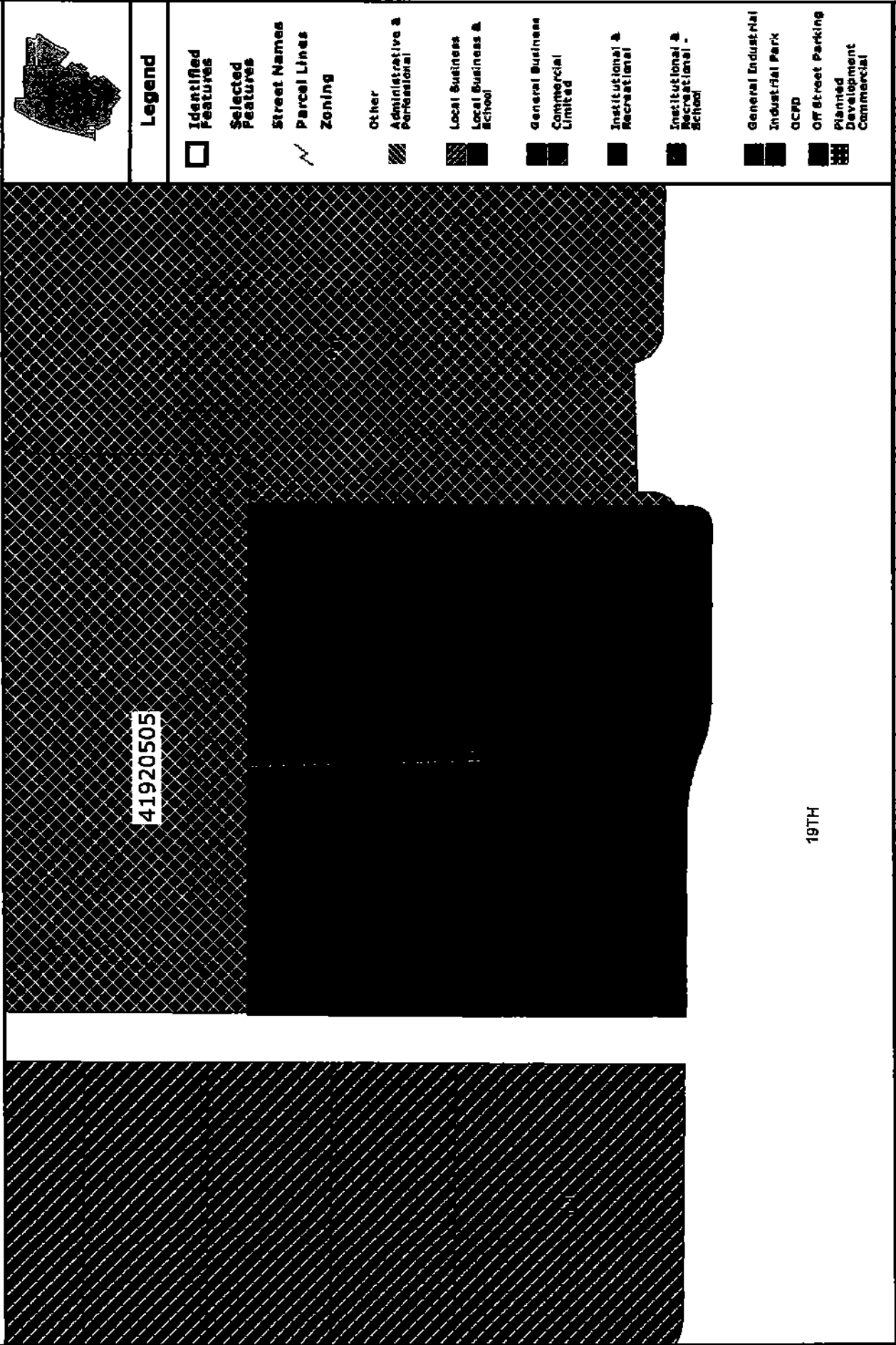
The transmission equipment generates no odor, hazardous substances or waste and will not in any way interfere with the radio, television or telephone reception in the neighboring community.

FAA Statement – The proposed AT&T project is not located near an airfield and will not be a hazard to navigation under Part 77, FAA Regulations, and therefore, no compliance with Part 77 is required.

FCC Statement – All aspects of the design, construction, and operation of the proposed facility is in strict adherence to the rules and regulations of the Federal Communication Commission. AT&T Wireless is licensed by the FCC to construct and operate wireless facilities pursuant to said regulations.

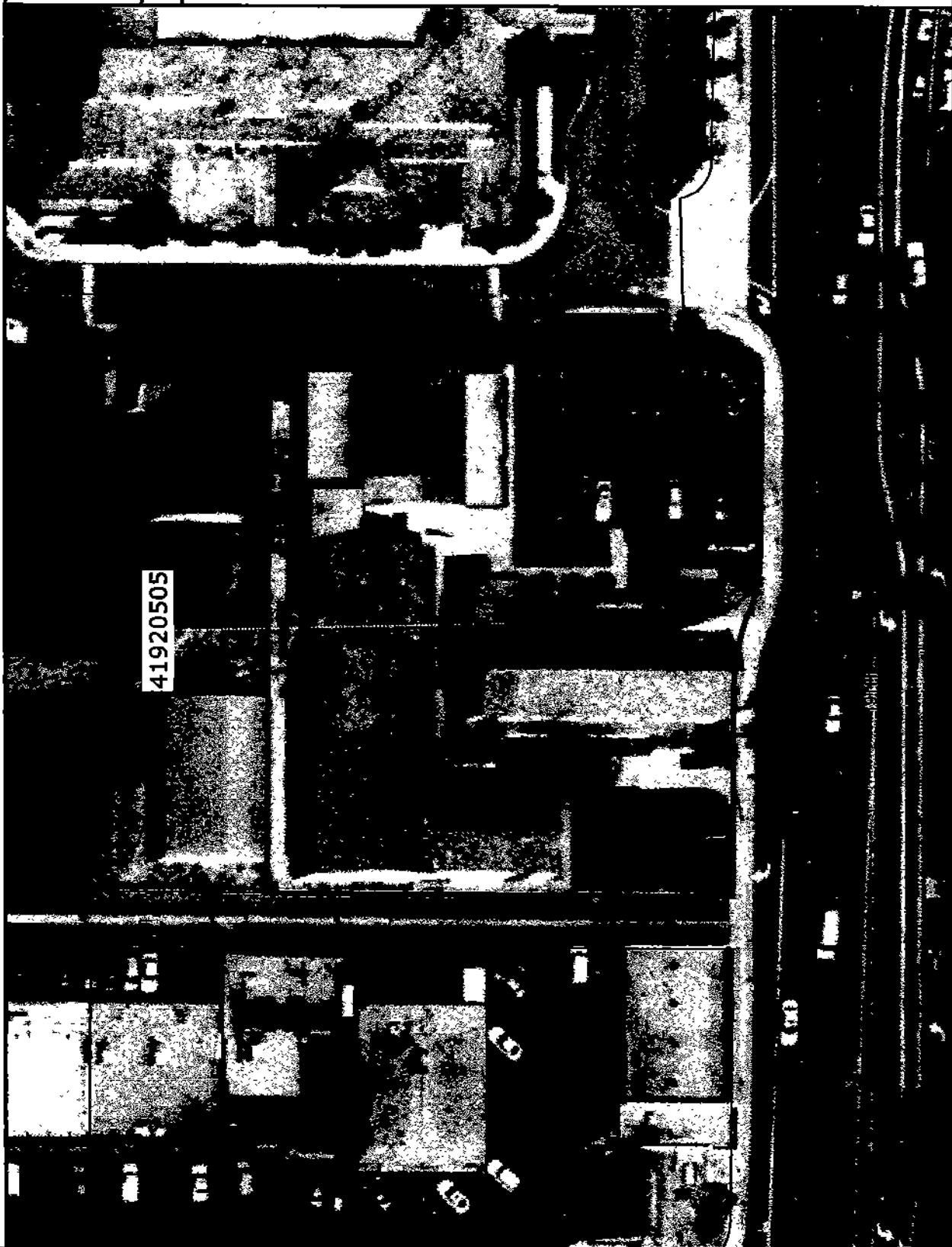
ZONING/LOCATION MAP

420 West 19th Street



AERIAL PHOTOGRAPH

420 West 19th Street



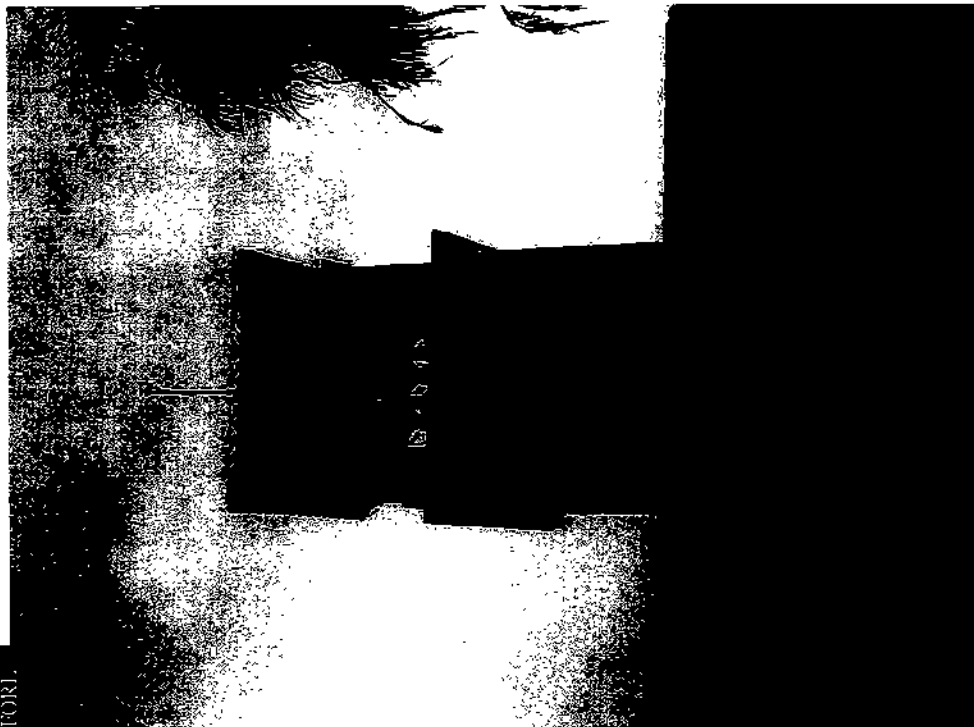
Legend

- ☐ Identified Features
- Street Names
- Parcel Lines
- Ortho Photography
- Parcels

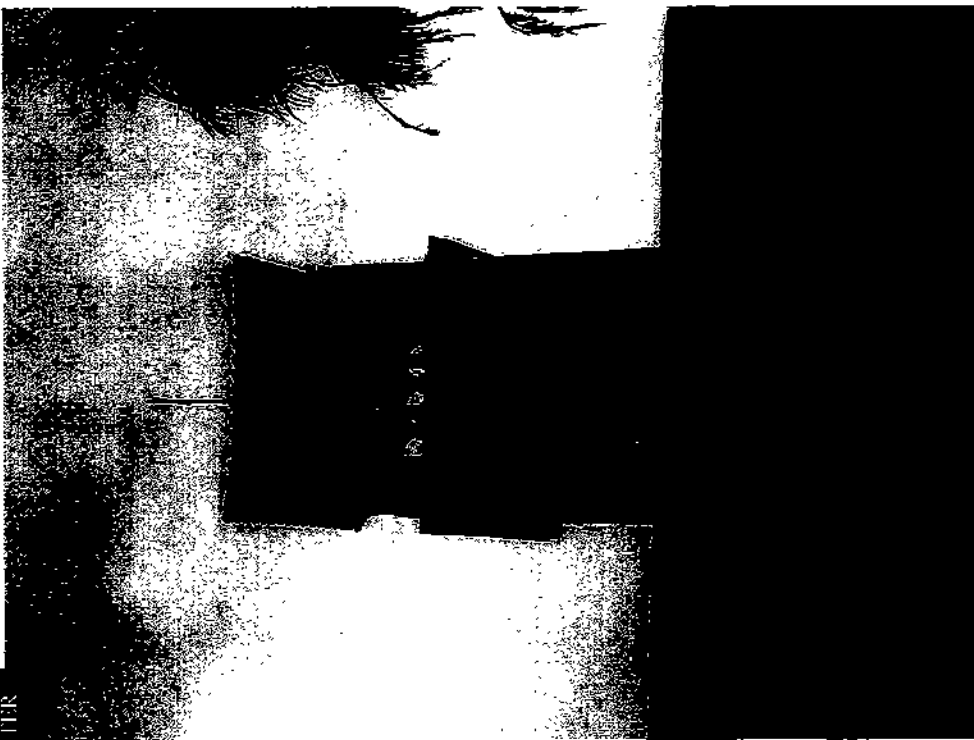
Proposed AT&T Wireless Telecommunications Facility

19th and Santa Ana - 6LA-D074-D - 420 West 19th Street, Costa Mesa, CA 92627 - First Methodist Church

BEFORE



AFTER



Proposed AT&T Wireless Telecommunications Facility

19th and Santa Ana - 6LA-D074-D - 420 West 19th Street, Costa Mesa, CA 92627 - First Methodist Church

BEFORE



AFTER



**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 95825-0001
(916) 653-8624 Fax (916) 653-9824
calshpo@ohp.parks.ca.gov



RECEIVED
BY LSA INC
FEB 04 2003

January 29, 2003

Reply To: FCC020725B

Curt Duke
LSA Associates, Inc.
One Park Plaza, Suite 500
Irvine, CA 92614-5981

Re: AT&T Fixed Wireless Telecommunication Facility, D074D, First United Methodist Church, 420 West 19th Street, Costa Mesa, CA

Dear Mr. Duke:

You have provided me with the results of your efforts to determine for the benefit of the FCC, whether the above cellular installation may affect historic properties. You have done this, and are consulting with me, in order to enable the FCC to comply with Section 106 of the National Historic Preservation Act and implementing regulations codified at 36 CFR Part 800.

AT&T proposes to install a telecommunications facility at this address that will consist of six antennas mounted within the walls of an existing, 74 year old church bell tower. The portion of the wall where the antennas will be located will be removed, and the antennas will be placed inside. The wall will be replaced with fiberglass screening that will match the paint and texture of the existing building. The approximate dimensions of each antenna will be 16 inches wide by 4 feet, 6 inches long. The hole that will be cut out will be approximately 2 feet wide by 5 feet long. There will be six holes. Associated equipment will be located on the first floor of an adjacent building. All cabling will run along the interior of the building. Approximately 95 feet of trenching through the paved parking lot northeast of the bell tower will be required to obtain utilities.

In my letter of November 4, 2002, I concurred that the First United Methodist Church, located at 420 West 19th Street in Costa Mesa, was eligible for the National Register of Historic Places (NRHP) under criterion C as the best remaining example of Spanish Colonial Revival architecture in Costa Mesa. LSA is also requesting our concurrence that the undertaking will have no adverse effect.

Based on review of the submitted documentation, I disagree with your finding of no adverse effect. I believe an adverse effect will occur because AT&T's proposal to remove approximately 60 square feet of historic fabric from the bell tower and replace it with fiberglass screening is not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. I believe the criteria of adverse effect apply because pursuant to 36 CFR 800.5(a)(1), the undertaking would alter an important character-defining feature of the property by diminishing the integrity of the property's materials and workmanship. 36 CFR §800.5(c)(2)(i) states that the FCC shall either consult with me to resolve the disagreement regarding the effect of this undertaking or request the Advisory Council on Historic Preservation's review. I strongly suggest that relocation of your facility be considered. Please let me know how the FCC plans to proceed.

Thank you for considering historic properties during project planning. If you have any questions, please call Natalie Lindquist at (916) 654-0631 or e-mail at nlind@ohp.parks.ca.gov.

Sincerely,

Dr. Knox Mellon
State Historic Preservation Officer



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

July 8, 2003

Pastor Michael J. Bank Head
First United Methodist Church
420 W. 19th St.
Costa Mesa, CA 92627

RE: DEVELOPMENT REVIEW DR-02-06 TIME EXTENSION
420 WEST 19TH STREET, COSTA MESA

Dear Mr. Bank:

As you know, DR-02-06 for an unmanned telecommunications facility was approved on June 18, 2002 to allow eight (8) antennas and related equipment at the site. The antennas are proposed inside the existing wall of the 75 ft. high tower with fiberglass screening to be textured and painted to match the existing structure. The antenna support equipment will be located inside an adjacent building. However, building permits were not obtained prior to the one-year time limit of the original approval.

Staff has had an opportunity to review your request for an extension of time for the subject development review and, with this letter, your request for the extension of time is approved subject to the following findings and conditions:

FINDINGS

1. The information presented substantially complies with Section 13-29(e) of the Costa Mesa Municipal Code in that:
 - a. The proposed antennas, as conditioned, are substantially compatible with development in the same general area, and would not be materially detrimental to other properties within the area because the antennas will be installed within screening materials that are colored and textured to match the existing structure and the related equipment will be located inside the building.

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- b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
2. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
3. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng 1. The two (2) new condensing units shall not project above the top of the roof in any direction. Plans submitted for plan check shall show how they will be screened.
- 2. The disconnect switch with meter and emergency generator lug box shall be screened within one box, painted and textured to match the existing building.
 - 3. The coaxial pull box shall be painted and textured to match the existing structure.
 - 4. Additional landscaping/bushes shall be planted as necessary to screen all proposed boxes on the building exterior.
 - 5. Any future additions or modifications to the equipment or antennas shall be done with the approval of Planning Staff and may require filing and approval of a Minor Conditional Use Permit.
 - 6. Working drawings shall clearly delineate any wiring and indicate, if the wiring is to be exposed, how it is to be screened. The plans shall also delineate the method of attachment of the antennas to the wall.
 - 7. This facility shall be operated at all times in compliance with applicable federal, state and local laws pertaining to radio wave emissions.
 - 8. The applicant recognizes that the frequencies used by the cellular facility located at the subject property are extremely close to the frequencies used by the City of Costa Mesa for Public Safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary

hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public Safety Communications Officials, International, Inc. (APCO), and as endorsed by the federal Communication Commission (FCC). Prior to the issuance of any permits to install the facility, applicant shall meet in good faith to coordinate the use of frequencies and equipment with the Communications Division of the Orange County Sheriff-Coroner Department to minimize, to the greatest extent possible, any interference with the Public Safety 800 MHz Countywide Coordinated Communications System (CCCS). Similar consideration shall be given to any other existing or proposed wireless communications facility that may be located on the subject property.

9. At all times, the applicant shall not prevent City of Costa Mesa from having adequate spectrum capacity on City's 800 MHz radio frequency.
10. Before activating its facility, the applicant shall submit to a post-installation test to confirm that "advanced planning and frequency coordination" of the facility does not interfere with the City of Costa Mesa Public Safety radio equipment. This test shall be conducted by the Communications Division of the Orange County Sheriff's Department or a Division-approved contractor at the expense of the applicant. This post-installation testing process shall be repeated for every proposed frequency addition and/or change to confirm the intent of the "frequency planning" process has been met.
11. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
12. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to City's designated representative upon activation of the facility.
13. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit and shall be responsible for the failure of any lessee or other users under the control of applicant to comply.
14. The conditions of approval and ordinance or code provisions of planning application DR-02-06 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
15. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
- Eng. 16. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the Zoning Action is valid for one (1) year and will expire at the end of that period unless building permits are obtained or the applicant applies for and is granted an extension of time.
- 2. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
- 3. No sign of any kind shall be posted or displayed on any antenna.
- 4. All electrical and antenna wiring shall be encased in tubing or other devices acceptable to the Planning Division and/or concealed to the maximum extent feasible to minimize visual impact.
- Bldg. 5. Comply with the requirements of the Uniform Building Code as to design and construction.
- Eng. 6. At the time of development submit for approval an off-site plan to the Engineering Division that shows sewer, water, existing parkway improvements and the limits of work on the site prepared by a civil engineer. Construction access approval must be obtained prior to building or engineering permits being issued by the City of Costa Mesa. Pay offsite plan check fee to the Engineering Division. An approved offsite plan and fee shall be required prior to engineering/utility permits being issued by the City.
- 7. A construction access permit and deposit of \$500 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.
- 8. Submit required cash deposit or surety bond to guarantee construction of offsite street improvements at time of permit per Costa Mesa Municipal Code Section 15-32, and as approved by City engineer. Cash deposit or surety bond amount to be determined by the City engineer.
- 9. Obtain a permit from the Engineering Division at the time of development and then reconstruct trench per City of Costa Mesa standards as shown on the offsite plan. Location and dimensions are subject to approval of the City Engineer.
- 10. Revise plans to indicate public right of way.
- 11. Revise plans to indicate the onsite utility easement does not extend into the public right of way (alley).

Upon receipt of this letter, your project has been approved, subject to the above-listed conditions. A copy of the conceptually-approved site plan is enclosed. The

DR-02-06 Extension
July 8, 2003
Page 5

decision will become final at 5 p.m. on July 15, 2003, unless appealed by an affected party or a member of the Planning Commission or City Council.

If you have any questions regarding this letter or the project, please feel free to contact me at (714) 754-5136 between 1 p.m. and 5 p.m., Monday through Friday.

Sincerely,



WENDY SHIH
Associate Planner

Enclosure: Conceptually-approved plans

cc: Engineering/Development Services
Fire Protection Analyst
Water District
Building Division

Jim Lee
Delta Groups Engineering
5 Park Plaza, #1400
Irvine, CA 92614



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

June 18, 2002

Pastor Michael J. Bankhead
First United Methodist Church
420 West 19th Street
Costa Mesa, CA 92627

RE: DEVELOPMENT REVIEW DR-02-06
420 WEST 19TH STREET, COSTA MESA

Dear Mr. Bankhead:

The development review for the above-referenced project has been completed. The application has been approved, based on the following project description and findings, subject to the conditions set forth below:

PROJECT DESCRIPTION

The applicant requests a development review for an unmanned telecommunications facility with eight (8) antennas and related equipment. The antennas are proposed inside the existing wall of the 75 ft. high tower with fiberglass screening to be textured and painted to match the existing structure. The antenna support equipment will be located inside an adjacent building.

FINDINGS

1. The information presented substantially complies with Section 13-29(e) of the Costa Mesa Municipal Code in that:
 - a. The proposed antennas, as conditioned, are substantially compatible with development in the same general area, and would not be materially detrimental to other properties within the area because the antennas will be installed within screening materials that are colored and textured to match the existing structure and the related equipment will be located inside the building.

- b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effects of all past and present planning applications have been considered for both the subject property and surrounding properties.
2. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
3. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng 1. The two (2) new condensing units shall not project above the top of the roof in any direction. Plans submitted for plan check shall show how they will be screened.
2. The disconnect switch with meter and emergency generator lug box shall be screened within one box, painted and textured to match the existing building.
3. The coaxial pull box shall be painted and textured to match the existing structure.
4. Additional landscaping/bushes shall be planted as necessary to screen all proposed boxes on the building exterior.
5. Any future additions or modifications to the equipment or antennas shall be done with the approval of Planning Staff and may require filing and approval of a Minor Conditional Use Permit.
6. Working drawings shall clearly delineate any wiring and indicate, if the wiring is to be exposed, how it is to be screened. The plans shall also delineate the method of attachment of the antennas to the wall.
7. The ~~minor conditional use permit~~ ^{Development Review} herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The ~~minor conditional use permit~~ ^{Development Review} may be referred to the Planning Commission for modification or revocation at any time if the Conditions of Approval have not been complied with, if the use is being operated in violation of applicable laws

or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.

8. This facility shall be operated at all times in compliance with applicable federal, state and local laws pertaining to radio wave emissions.
9. The applicant recognizes that the frequencies used by the cellular facility located at the subject property are extremely close to the frequencies used by the City of Costa Mesa for Public Safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public Safety Communications Officials, International, Inc. (APCO), and as endorsed by the Federal Communication Commission (FCC). Prior to the issuance of any permits to install the facility, applicant shall meet in good faith to coordinate the use of frequencies and equipment with the Communications Division of the Orange County Sheriff-Coroner Department to minimize, to the greatest extent possible, any interference with the Public Safety 800 MHz Countywide Coordinated Communications System (CCCS). Similar consideration shall be given to any other existing or proposed wireless communications facility that may be located on the subject property.
10. At all times, other than during the 24-hour cure period provided in number 12 below, the applicant shall not prevent City of Costa Mesa from having adequate spectrum capacity on City's 800 MHz radio frequency.
11. Before activating its facility, the applicant shall submit to a post-installation test to confirm that "advanced planning and frequency coordination" of the facility does not interfere with the City of Costa Mesa Public Safety radio equipment. This test shall be conducted by the Communications Division of the Orange County Sheriff's Department or a Division-approved contractor at the expense of the applicant. This post-installation testing process shall be repeated for every proposed frequency addition and/or change to confirm the intent of the "frequency planning" process has been met.
12. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
13. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to City's designated representative upon activation of the facility.
14. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit and shall be responsible for the

failure of any lessee or other users under the control of applicant to comply.

15. The conditions of approval and ordinance or code provisions of planning application DR-02-06 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
16. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
- Eng. 17. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the Zoning Action is valid for one (1) year and will expire at the end of that period unless building permits are obtained and business commences or the applicant applies for and is granted an extension of time.
2. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
3. No sign of any kind shall be posted or displayed on any antenna.
4. All electrical and antenna wiring shall be encased in tubing or other devices acceptable to the Planning Division and/or concealed to the maximum extent feasible to minimize visual impact.
- Bldg. 5. Comply with the requirements of the Uniform Building Code as to design and construction.
- Eng. 6. At the time of development submit for approval an off-site plan to the Engineering Division that shows sewer, water, existing parkway improvements and the limits of work on the site prepared by a civil engineer. Construction access approval must be obtained prior to building or engineering permits being issued by the City of Costa Mesa. Pay offsite plan check fee to the Engineering Division. An approved offsite plan and fee shall be required prior to engineering/utility permits being issued by the City.
7. A construction access permit and deposit of \$500 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.
8. Submit required cash deposit or surety bond to guarantee construction

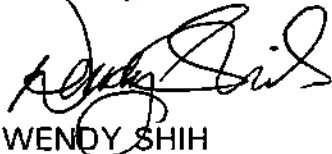
of offsite street improvements at time of permit per Costa Mesa Municipal Code Section 15-32, and as approved by City engineer. Cash deposit or surety bond amount to be determined by the City engineer.

9. Obtain a permit from the Engineering Division at the time of development and then reconstruct trench per City of Costa Mesa standards as shown on the offsite plan. Location and dimensions are subject to approval of the City Engineer.
10. Revise plans to indicate public right of way.
11. Revise plans to indicate the onsite utility easement does not extend into the public right of way (alley).

Upon receipt of this letter, your project has been approved, subject to the above-listed conditions. A copy of the conceptually-approved site plan is enclosed. The decision will become final at 5:00 p.m. on June 25, 2002, unless appealed by an affected party or a member of the Planning Commission or City Council.

If you have any questions regarding this letter or the project, please feel free to contact me at (714) 754-5136 between 1 p.m. and 5 p.m.

Sincerely,



WENDY SHIH
Assistant Planner

Enclosure: Conceptually-approved plans

cc: Engineering/Development Services
Fire Protection Analyst
Water District
Building Division

Jim Lee
Delta Groups Engineering
5 Park Plaza, #1400
Irvine, CA 92614

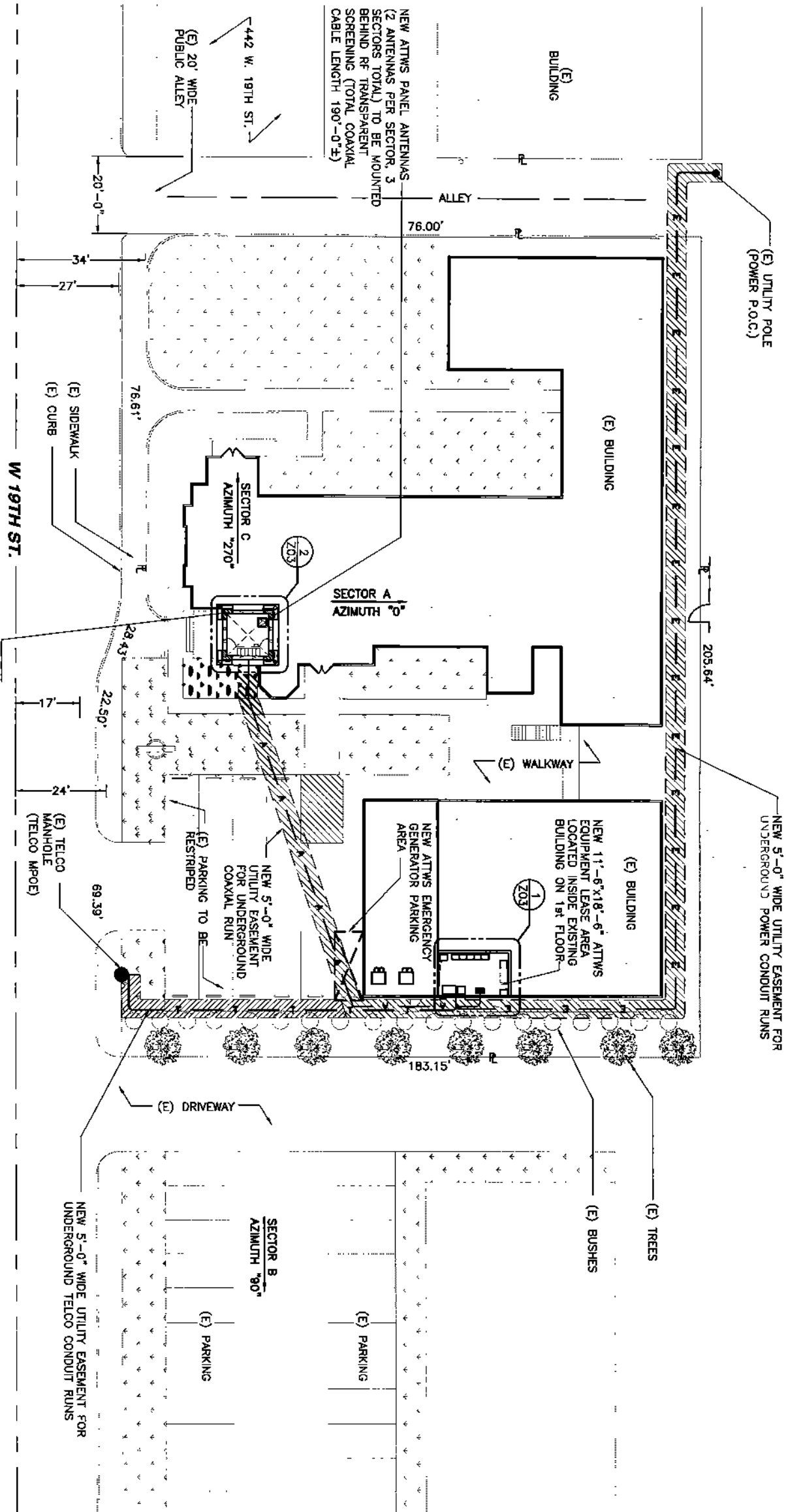


AT&T

AT&T WIRELESS SERVICES

19TH & SANTA ANA
6LA-D074.D

DRAWING INDEX		REV.	DIRECTIONS	PROJECT INFORMATION		
6LA-D074.D-Z01	TITLE SHEET	2	FROM ATTWS CERRITOS OFFICE: 91 HWY (RIVERSIDE) EAST TO INTERSTATE 5 SOUTH, TO HWY. 55 (COSTA MESA) SOUTH, TO 19TH STREET EXIT. PROCEED RIGHT (WEST) ON W. 19TH STREET FOR 1/2 BLOCK TO SITE (CHURCH) ON RIGHT HAND SIDE.	SCOPE OF WORK:	AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF AN ATTWS EQUIPMENT IN 11'-6"x18'-6" LEASE AREA, AND (6) PANEL ANTENNAS, (2) ANTENNAS PER SECTOR, (3) SECTORS TOTAL, BEHIND RF TRANSPARENT SCREEN PANEL, TEXTURED & PAINTED TO MATCH, MOUNTED ON (E) TOWER.	
6LA-D074.D-Z02	SITE PLAN	2		SITE ADDRESS:	420 W. 19TH STREET COSTA MESA, CA 92627	
6LA-D074.D-Z03	ENLARGED SITE PLAN AND ANTENNA LAYOUT	2		PROPERTY OWNER:	FIRST UNITED METHODIST CHURCH OF COSTA MESA 420 W. 19TH STREET COSTA MESA, CA 92627	
6LA-D074.D-Z04	SOUTH AND NORTH ELEVATION	2		CONTACT PERSON:	PASTOR MICHAEL J. BANKHEAD (949) 548-7727	
6LA-D074.D-Z05	EAST AND WEST ELEVATION	2	APPLICANT:	AT&T WIRELESS SERVICES 12900 PARK PLAZA DRIVE CERRITOS, CA 90703		
			VICINITY MAP	LATITUDE:	33°38'36.3" N (NAD83)	
				LONGITUDE:	117°55'1.3" W (NAD83)	
				ELEVATION:	±102 FEET AMSL (ESTIMATED)*	
				JURISDICTION:	CITY OF COSTA MESA ZONING ADMINISTRATION	
				APN:	419-205-05	
				CURRENT USE:	C2 - GENERAL BUSINESS DISTRICT	
				PROPOSED USE:	TELECOMMUNICATIONS FACILITY	
				* NOTE: AMSL ELEVATION INDICATION ARE PRELIMINARY ONLY, AND SUBJECT TO CONFIRMATION BY THE SURVEYOR		
				SITE QUALIFICATION PARTICIPANTS		
				NAME	COMPANY	NUMBER
				A/E	SOHAL SHAH	URS CORPORATION (619) 294-9400
				SAC	AMIT PATEL	INFRAEXT (310) 314-4151
				RF	MANGESH KULKARNI	WFL (562) 467-2546
				CON	JOHN PETROCCELLI	BECHTEL (949) 636-5474
				LANDLORD	PASTOR MICHAEL BANKHEAD	FIRST UNITED METHODIST CHURCH OF COSTA MESA (949) 548-7727
			THOMAS GUIDE MAP BOOK PAGE 889 GRID B-4 N.T.S.			
URS			19th & SANTA ANA 6LA-D074.D	AT&T		
1615 MURRAY CANYON ROAD, STE 1000 SAN DIEGO, CA 92108 (tel) 619-294-9400 (fax) 619-293-7920			420 W. 19TH STREET COSTA MESA, CA 92627	AT&T WIRELESS SERVICES, INC. 12900 PARK PLAZA DR CERRITOS, CA 90703-8513		
DOE ID. NUMBER			101850310	SCALE: AS NOTED		
				DESIGNED BY: P.V.	DRAWN BY: E.A.	
				NO. DATE	REVISIONS	
				2 04/22/05	REVISED PER ANTENNA REDSIGN	
				1 03/29/02	ISSUED FOR FINAL ZD	
				PROJECT #	24897	
				TITLE SHEET	6LA-D074.D	
				DRAWING NUMBER	Z01	



NOTE:
AN ENCROACHMENT PERMIT FROM THE CITY OF COSTA MESA
PUBLIC SERVICES DEPARTMENT REQUIRED PRIOR TO
PERFORMING ANY WORK WITHIN PUBLIC RIGHT OF WAY.

SITE PLAN

URS
1615 MURRAY CANYON ROAD, STE 1000
SAN DIEGO, CA 92108
(tel) 619-294-9400
(fax) 619-293-7920

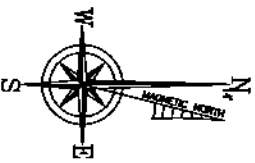
19th & SANTA ANA
6LA-D074.D
420 W. 19th STREET
COSTA MESA, CA 92627

AT&T
AT&T WIRELESS SERVICES, INC.
12900 PARK PLAZA DR.
CIRRENS, CA 95033-8873

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	04/22/03	REVISED PER ANTENNA MODIFICATION	HT		
1	06/29/02	ISSUED FOR FINAL ZD	DT		

SCALE: AS NOTED

PROJECT #	SITE NO.	DRAWING NUMBER
24897	6LA-D074.D	Z02

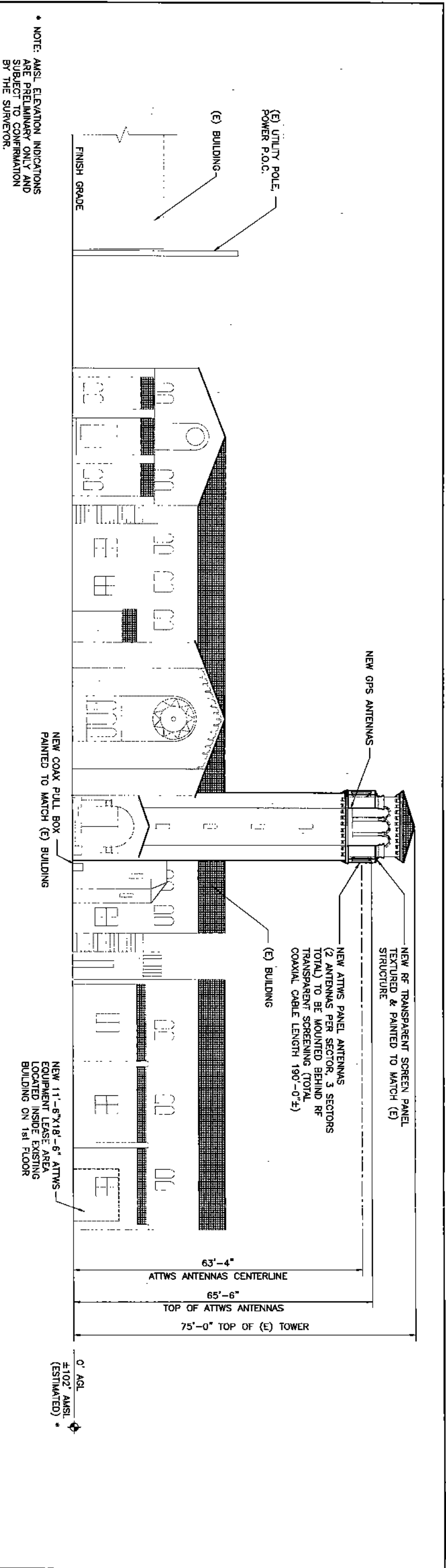


SCALE: 1/8" = 1'-0"

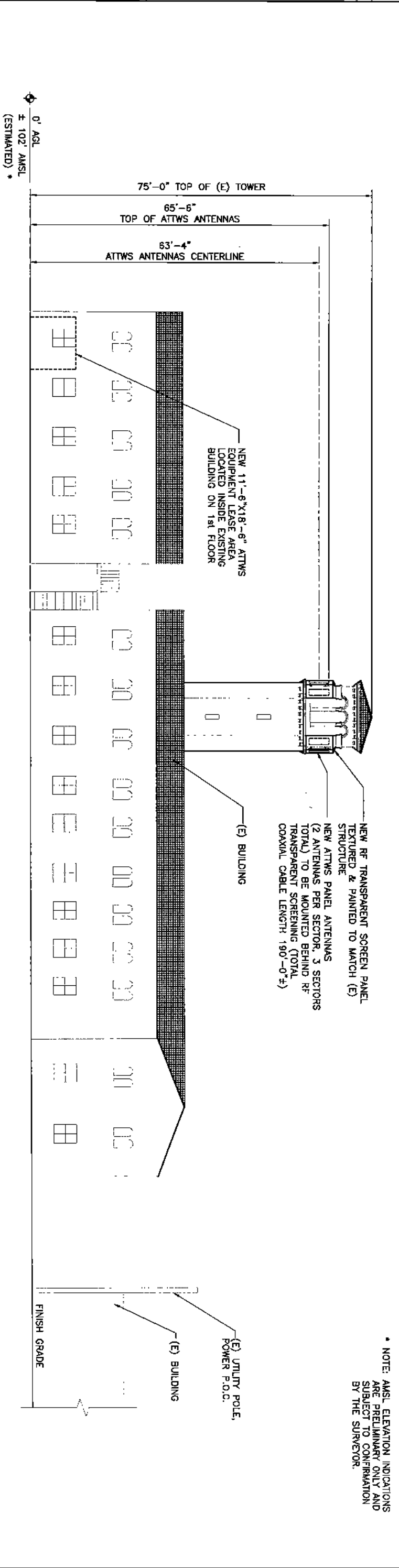
1

29

24-03-107



SOUTH ELEVATION



NORTH ELEVATION



URS

1615 MURRAY CANYON ROAD, STE 1000
SAN DIEGO, CA 92108
(tel) 619-294-9400
(fax) 619-293-7920

19th & SANTA ANA
6LA-D074.D

420 W. 19th STREET
COOSTA MESA, CA 92627

AT&T

AT&T WIRELESS SERVICES, INC.
12800 PARK PLACE DR
CARMEL, CA 95006-8073

NO.	DATE	REVISIONS	BY	CHK	APP'D
2	04/22/03	REMOVED PER ANTENNA REVISION	HT		
1	06/29/03	ISSUED FOR FINAL CD	DT		

SCALE AS NOTED

DESIGNED BY: P.V.

DRAWN BY: EA

SOUTH & NORTH ELEVATIONS

PROJECT #

24897

SITE NO.

6LA-D074.D

DRAWING NUMBER

Z04

Z A 03-102

Architectural elevation drawing of the (E) building, showing proposed antenna installations and structural details. The drawing includes the following annotations and dimensions:

- Dimensions:**
 - 75'-0" TOP OF (E) TOWER
 - 65'-6" TOP OF ATTWS ANTENNAS
 - 63'-4" ATTWS ANTENNAS CENTERLINE
- Structural and Installation Details:**
 - NEW RF TRANSPARENT SCREEN PANEL TEXTURED & PAINTED TO MATCH (E) STRUCTURE
 - NEW ATTWS PANEL ANTENNAS (2 ANTENNAS PER SECTOR, 3 SECTORS TOTAL) TO BE MOUNTED BEHIND RF TRANSPARENT SCREENING (TOTAL COAXIAL CABLE LENGTH 190'-0"±)
 - (E) BUILDING
 - NEW 11'-6"x18'-6" ATTWS EQUIPMENT LEASE AREA LOCATED INSIDE EXISTING BUILDING ON 1st FLOOR
 - NEW 3080 METAL EXTERIOR DOOR
 - (E) WINDOW TO BE REMOVED AND WALL IN-FILLED
 - NEW 200A METER BASE
 - NEW EMERGENCY GENERATOR LUG BOX
 - FINISH GRADE
 - NEW COAX PULL BOX PAINTED TO MATCH (E) BUILDING
- Reference:**
 - 0' AGL
 - ± 102' AMSL (ESTIMATED) *

[illegible]

NEW RF TRANSPARENT SCREEN PANEL
TEXTURED & PAINTED TO MATCH (E)
STRUCTURE

NEW ATTWS PANEL ANTENNAS
(2 ANTENNAS PER SECTOR, 3 SECTORS
TOTAL) TO BE MOUNTED BEHIND RF
TRANSPARENT SCREENING (TOTAL
COAXIAL CABLE LENGTH 180'-0" ±)

(E) BUILDING

63'-4"
ATTWS ANTENNAS CENTERLINE

65'-6"
TOP OF ATTWS ANTENNAS

75'-0" TOP OF (E) TOWER

0' AGL
± 102' AMSL
(ESTIMATED)

2

2	04/22/03	REMOVED PER ANTENNA RELOCATION	HT			
1	08/29/02	ISSUED FOR FINAL ID	DT			
NO.	DATE	REVISIONS	BY	CHK	APP'D	
SCALE AS NOTED		DESIGNED BY	P.Y.	DRAWN BY E.A.		

PROJECT #	SITE NO.	DRAWING NUMBER
24887	61A-D074.D	Z05